

Colfax Investment/Development

COLFAX AVENUE & KNOX STREET
3415 & 3417 West Colfax Avenue
Denver, Colorado 80204

FOR SALE



- High visibility, heavy traffic, very busy avenue
- Incredible opportunity to own property on Colfax
- The property consists of two separate buildings
- Properties will be sold together only
- 3415 W Colfax
YOC 1931
SF 1,876
Lot 4,687
Taxes \$6,120
- 3417 W Colfax
YOC 1922
SF 1,169
Lot 6,250
Taxes \$3,508
- Minutes from Downtown
- Easy access to & from I-25
- Excellent opportunity for investor with future redevelopment capability
- Zoning C-M-S
- Billboard income: \$1,200/YR



Se Habla Español

Sofia Williamson

swilliamson@dunton-commercial.com

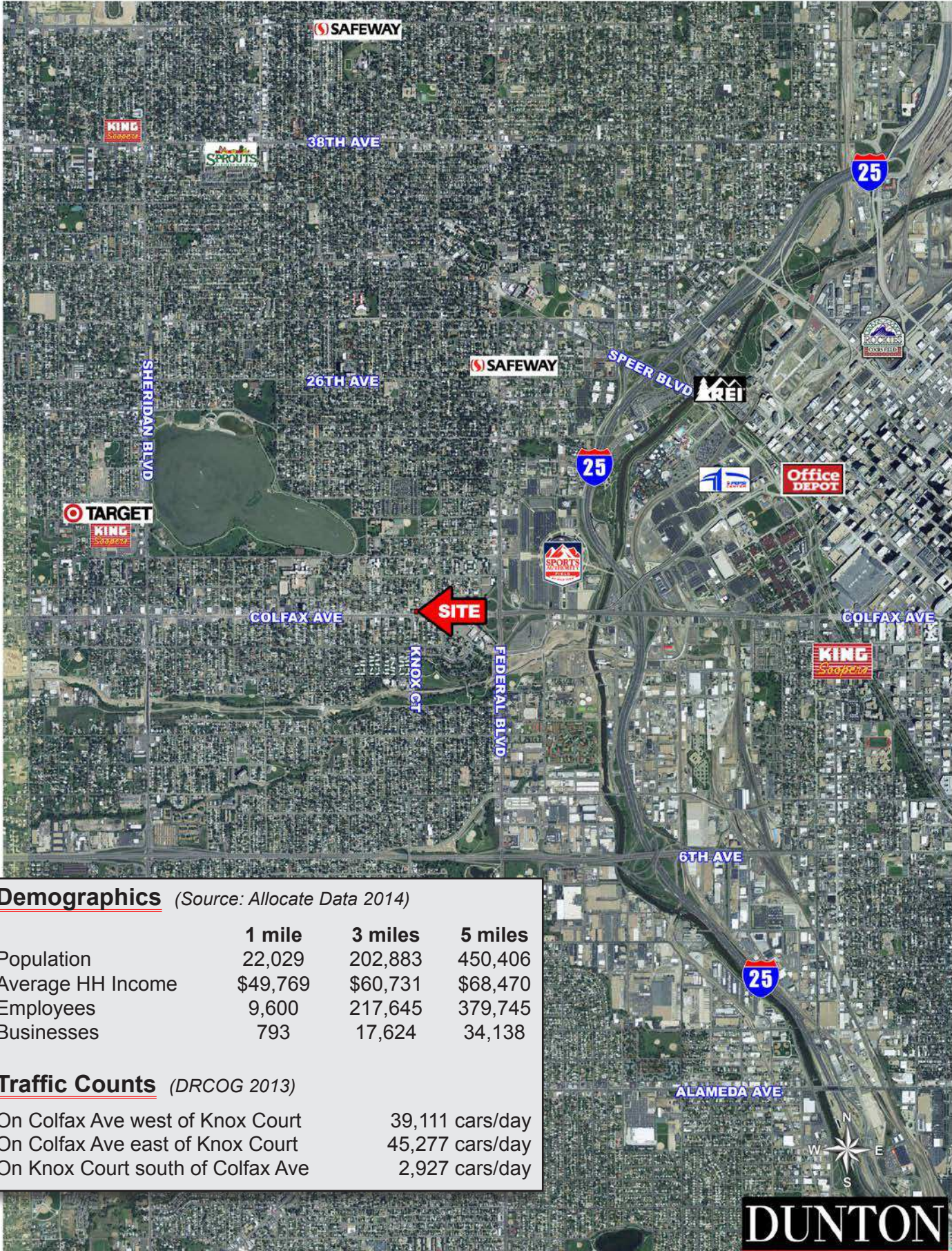
Direct: 720.382.7308 | Cell: 720.404.5431 | Fax: 303.758.3293

since 1904

Dunton Commercial Real Estate Company
2000 South Colorado, Tower One, Suite 8000
Denver, Colorado 80222 www.dunton-commercial.com

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Colfax Avenue & Knox Court



Demographics (Source: Allocate Data 2014)

	1 mile	3 miles	5 miles
Population	22,029	202,883	450,406
Average HH Income	\$49,769	\$60,731	\$68,470
Employees	9,600	217,645	379,745
Businesses	793	17,624	34,138

Traffic Counts (DRCOG 2013)

On Colfax Ave west of Knox Court	39,111 cars/day
On Colfax Ave east of Knox Court	45,277 cars/day
On Knox Court south of Colfax Ave	2,927 cars/day

AERIAL FLOWN AUGUST 2011
 PROPOSED LOCATIONS FOR INGRESS, EGRESS, SITE LAYOUT, BUILDING PADS, BUILDING FOOTPRINTS, ANCHOR TENANT SPACES AND SMALL SHOP SPACES ARE ILLUSTRATIVE ONLY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF PROPOSED TENANTS OR PROPOSED TENANT MIX ARE PRELIMINARY AND SUBJECT TO CHANGE AT ANY TIME. THE IDENTIFICATION OF EXISTING TENANTS OR BUSINESS IS AS OF THE DATE HEREOF AND NOT A GUARANTEE OF FUTURE OCCUPANCY OR OPERATION. R:\AERIALS\DUNTON\sim&Knox_11.PSD

